

86 Royal Birkdale Court NW
Calgary, Alberta

MLS # A2214039



\$779,000

Division:	Royal Oak		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,993 sq.ft.	Age:	2004 (21 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Low Maintenance Landscape, Rectangular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R-CG
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Walk-In Closet(s)		

Inclusions: NA

Exquisite 4-Bedroom Estate Home with 2-Bedroom Basement in Prestigious Royal Oak Step into this impeccably maintained, fully developed family home on a quiet cul-de-sac in the highly coveted community of Royal Oak. Surrounded by executive-style homes, lush green spaces, and top-rated schools, this remarkable residence offers over 2700sq.ft. of thoughtfully designed living space—providing exceptional comfort, flexibility, and investment potential for families and discerning buyers. Main Floor Highlights:-- • Bright and airy front living room with soaring vaulted ceilings and new pot lights that create a vibrant ambiance day or night • Elegant formal dining area, ideal for hosting unforgettable gatherings • Cozy family room with hardwood flooring and a gas fireplace, perfect for relaxed evenings • Spacious, sunlit kitchen featuring granite countertops, center island, walk-in corner pantry, and recently upgraded fridge, range, and hood fan • Versatile main floor den - ideal as a stylish home office or guest bedroom • Convenient laundry/mudroom with brand-new washer & dryer, and direct access to the finished double attached garage Outdoor Oasis:-- • Direct access to well maintained deck that leads to a beautifully landscaped backyard • Built-in hot tub* with a privacy wall. • Dedicated dog run and doghouse for your furry companions • A perfect balance of lush green space and patio areas—tailor-made for entertaining and family fun Upper Level Comfort:-- • Brand-new carpet throughout the upper level • Four generously sized bedrooms and two full bathrooms • Tranquil primary bedroom with a jetted tub, separate shower, and ample space to unwind Fully Finished Basement :-- • Professionally developed 2-bedroom basement - ideal for extended

family or guests • Bright and open recreation area with a pool table included • Fully equipped, brand-new kitchen with granite countertops • Elegant full bathroom featuring a private sauna for luxurious relaxation Recent Upgrades & Maintenance:-- • Freshly painted throughout—including ceilings • Brand-new carpet on the upper floor • Recently replaced hot water tank and garage door motor • Exceptionally clean and move-in ready Situated in an unbeatable location, just steps to parks and top-rated schools, and minutes from the shopping, dining, LRT, and amenities of Crowfoot Centre. *Note: Motor for the outdoor hot tub requires replacement. A rare and refined opportunity blending luxury, lifestyle, and income potential—book your private showing today with your favourite Realtor!